STATE OF NEW YORK

10497

IN SENATE

May 15, 2026

Introduced by Sen. BOTTCHER -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the administrative code of the city of New York and the New York city fire code, in relation to creating shared housing rooming in new class A multiple dwellings or building converted to class A multiple dwellings

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision a of section 27-2004 of the administrative code of the city of New York is amended by adding three new paragraphs 14-a, 15-a and 15-b to read as follows:

14-a. The term "shared housing suite" means a set of rooms within a class A multiple dwelling, separated from other rooms in such dwelling, that (i) consists of at least two rooming units and bathroom facilities for the exclusive use of the occupants of such rooming units and (ii) was created pursuant to section 27-2079.1 of this chapter.

15-a. The term "shared housing rooming unit" means a rooming unit in a shared housing suite.

15-b. The term "shared housing dwelling" shall have the same meaning as such term is defined in section T201.1.2 of appendix T of the New York city building code.

§ 2. The administrative code of the city of New York is amended by adding a new section 27-2079.1 to read as follows:

§ 27-2079.1 Shared housing rooming units. a. Notwithstanding subdivision a of section 27-2077 of this article, on and after January first, two thousand twenty-seven, shared housing rooming units may be created within a new class A multiple dwelling or within an existing building converted to a class A multiple dwelling.

b. Shared housing rooming units and shared housing suites shall:

1. comply with appendix T of the New York city building code;

2. notwithstanding subdivision b of section 27-2076 of this article, a child under the age of sixteen years may occupy a shared housing rooming unit;

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

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3. not be occupied by more than two individuals, except that a child born to, adopted, or fostered by an occupant of a shared housing rooming unit is not considered an occupant of a shared housing rooming unit for purposes of this paragraph until one year after the birth, adoption, or fostering of such child;

4. not be constructed in a frame multiple dwelling, as defined in subdivision twenty-eight of section 4 of the multiple dwelling law;

5. subject to rules that may be established by the department that require the owner of a shared housing dwelling to clean and maintain shared housing suites so as to ensure proper cleanliness, and such rules may supersede or alter the requirements of section 27-2012 of this chapter;

6. notwithstanding section 27-2051 of this chapter, a manager is not required to reside in a shared housing dwelling if the owner provides management services for the shared housing dwelling on a twenty-four hour basis in accordance with rules established by the department;

7. notwithstanding paragraph 2 of subdivision a of section 27-2075 of this article, a shared housing rooming unit occupied by one individual shall have a minimum floor area of one hundred square feet and a shared housing unit occupied by two individuals shall have a minimum floor area of one hundred fifty square feet;

8. include kitchen facilities for the exclusive use of the occupants of the shared housing suite unless kitchen facilities for the use of such occupants are provided elsewhere in the shared housing dwelling;

9. have no movable cooking apparatus or movable heating apparatus, except that the department may adopt rules authorizing the use of a specified apparatus where the department, in consultation with the fire department, determines that such apparatus does not create a fire hazard; and

10. in accordance with subdivision f of section 26-3102 of this title, no short-term rental registration shall be issued for a shared housing rooming unit.

c. This section shall not apply to rooming units created prior to January first, two thousand twenty-seven or pursuant to section 27-2077 of this article.

§ 3. Article 701 of chapter 7 of title 28 of the administrative code of the city of New York is amended by adding new appendix T to read as follows:

APPENDIX T
SHARED HOUSING PROGRAM
SECTION BC T101
GENERAL

T101.1 Scope. Except as modified by the express provisions of this appendix, shared housing dwellings shall be constructed in accordance with all applicable requirements in the New York city construction codes. Each shared housing rooming unit shall be considered as one dwelling unit except as otherwise stated in this appendix. On or after January first, two thousand twenty-seven, no room in any multiple dwelling shall be used as a shared housing rooming unit unless such room complies with this appendix and the New York city construction codes.

T101.1.1 Locations of shared housing rooming units within the building. Where one or more shared housing rooming units are provided on any floor, the residential portion of the entire floor of such building shall be designated as group R-2 shared housing dwelling. Dwelling units that are not shared housing rooming units shall not be permitted on the same floor as a shared housing rooming unit.

T101.1.2 Existing buildings. Where permitted by Section 27-2079.1 of the New York city housing maintenance code, the creation of shared housing rooming units in an existing building shall comply with all applicable provisions of this appendix and:

1. a building or portion of a building converted or altered to a shared housing dwelling shall be subject to all provisions of the multiple dwelling law applicable to a class A multiple dwelling erected on or after December sixth, nineteen hundred sixty-nine;

2. a fire escape or exterior screened stairway, as defined in section 268 of the labor law, is not a means of egress for a shared housing dwelling;

3. no building or portion of the building shall be altered or converted to a shared housing dwelling unless the number of exits and the capacity of existing means of egress comply with chapter ten of the New York city building code and section T304 of this appendix; and

4. no building shall be enlarged beyond that permitted under the applicable provisions of chapter five of the New York city building code.

T101.2 Multiple dwelling classifications. Shared housing dwellings shall be classified as Hereafter Erected Class A Multiple Dwelling - Shared Housing (HAEA-SH).

T101.3 Certificate of occupancy. No shared housing rooming units shall be used for dwelling purposes without a certificate of occupancy issued by the commissioner in accordance with section 28-118.6 of the administrative code of the city of New York. In addition to the information required by section 28-118.6 of the administrative code of the city of New York, such certificate of occupancy shall also contain the following:

1. the number of shared housing rooming units for the entire building and each floor; and

2. the following statement: "Shared housing rooming units are constructed in accordance with 27-2079.1 of the housing maintenance and this appendix, the occupancy of each shared housing rooming unit shall not exceed the limit set forth in HMC 27-2079.1.".

T101.4 Identification of shared housing rooming units and shared housing suites. All shared housing rooming units and shared housing suites shall be identified in accordance with section 505.3 of the New York city fire code.

SECTION BC T201
DEFINITIONS

T201.1 Definitions. This section contains terms defined elsewhere in this code, and terms with definitions that are specific to this appendix.

T201.1.1 Terms defined elsewhere in this code. The following terms are defined in Chapter 2:

ACCESSIBLE.
ACCESSIBLE UNIT.
DWELLING.
DWELLING, MULTIPLE.
DWELLING UNIT.
DWELLING UNIT (ACCESSIBILITY).
EXIT.
HABITABLE SPACE.
TYPE B UNIT.
TYPE B+NYC UNIT.

T201.1.2 Definitions specific to this appendix. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein:

DWELLING, SHARED HOUSING. A building or a portion of a building containing shared housing suites and spaces for shared housing accessory uses, as such term is defined in the New York city zoning resolution.

ROOMING UNIT, SHARED HOUSING. Shall have the same meaning as such term is defined in paragraph fifteen-a of subdivision a of section 27-2004 of the New York city housing maintenance code.

SHARED HOUSING SUITE. Shall have the same meaning as such term is defined in paragraph fourteen-a of subdivision a of section 27-2004 of the New York city housing maintenance code.

SECTION BC T301
USE AND OCCUPANCY

T301.1 Occupancy classification. Shared housing dwellings shall be classified as Residential Group R-2 occupancy in accordance with section 310.4 of the New York city building code. Accessory parking facilities shall be classified as low-hazard storage, Group S-2, in accordance with section 311.3 of the New York city building code.

Exception: Common spaces classified in accordance with section T301.2 of this appendix.

T301.2 Common spaces shared by all residential occupants. Interior or exterior space made for the exclusive use of all the residential occupants of the shared housing dwelling, constructed as occupiable spaces, such as fitness centers, pools, wellness services, sports courts, game rooms, outdoor spaces, child play spaces, or similar spaces, shall be classified in accordance with sections 303.1 and 1004.1.1.2 of the New York city building code. Where provided, commercial kitchens constructed in accordance with section T301.5 of this appendix shall be classified as low-hazard factory industrial, Group F-2, occupancy in accordance with section 306.3 of the New York city building code.

T301.3 Minimum cooking facilities. Permanent cooking facilities shall be provided and maintained in accordance with section 27-2070 of the New York city housing maintenance code and this section and constructed in accordance with sections T301.4 and T301.5 of this appendix.

1. A kitchen or kitchenette shall be provided for each three shared housing rooming units and for any remainder of less than three shared housing rooming units.

2. At least fifty percent of the required kitchens or kitchenettes shall be located on the same floor containing shared housing rooming units, and the remaining kitchens or kitchenettes may be located no more than one story above or below. The path of travel from the shared housing rooming units to such facilities shall not exceed the distance of three hundred feet.

3. Domestic cooking appliances in shared housing dwellings shall not be installed or used outside of a kitchen or kitchenette.

T301.4 Kitchen or kitchenette in a shared housing suite. Only domestic kitchens or kitchenettes may be provided in a shared housing suite. Such domestic kitchens or kitchenettes shall:

1. only allow the following domestic cooking appliances: ovens, cooktops, ranges, microwaves, and electrical countertop appliances;

2. kitchens or kitchenettes with more than two cooktops shall be enclosed with one hour fire-partition in accordance with section 708 of the New York city building code and shall be sprinklered in accordance with section 903 of the New York city building code;

3. cooktops and ranges shall be provided with a domestic cooking hood installed and constructed in accordance with section 505 of the New York city mechanical code;

4. not install cooktops, ranges, and ovens in a shared housing rooming unit; and

5. not allow a toilet room or bathroom open to a kitchen or kitchenette.

T301.5 Kitchens outside of shared housing suites. Kitchens and kitchenettes provided outside of all shared housing suites and within the common space constructed in accordance with section T301.2 of this appendix shall comply with one of the following:

1. commercial kitchens that:

(a) are classified as Group F-2 occupancy in accordance with section 306.3 of the New York city building code;

(b) does not exceed two hundred fifty square feet in net floor area;

(c) has no toilet room or bathroom that directly opens into such kitchen; and

(d) complies with all commercial kitchen requirements in this code; or

2. Domestic kitchens or kitchenettes that:

(a) only allow ovens, cooktops, ranges, microwaves, and electrical countertop appliances;

(b) do not allow open top broilers or fryers;

(c) have electric or gas connections and nameplate ratings not to exceed ten kilowatts for electric appliances or seventy-five thousand British thermal units per hour for gas appliances. Branch gas connections shall not be larger than three-quarter inches;

(d) with more than two cooktops shall be enclosed with one hour fire-partition in accordance with section 708 of the New York city building code and shall be sprinklered in accordance with section 903 of the New York city building code;

(e) cooktops and ranges shall have a domestic cooking hood installed and constructed in accordance with section 505 of the New York city mechanical code;

(f) cooktops and ranges shall be protected with same requirements of an I-2 occupancy in accordance with sections 904.13, 904.13.1 and 904.13.2 of the New York city building code; and

(g) has no toilet room or bathroom that directly opens into such kitchen or kitchenette.

SECTION BC T302
FIRE AND SMOKE PROTECTION FEATURES

T302.1 General. A shared housing dwelling shall comply with chapter seven of the New York city building code, except as set forth in sections T302.2 and T302.3 of this appendix.

T302.2 Vertical opening within individual shared housing suites. Notwithstanding section 712.1.2 of the New York city building code, unconcealed vertical openings totally within a shared housing suite, connecting two stories or less, shall be permitted.

T302.3 Separation of different tenancies. For the purpose of applying section 510.10 of the New York city building code, each shared housing rooming unit and each shared housing suite shall be deemed to be dwelling units occupied by different tenants.

SECTION BC T303
FIRE PROTECTION SYSTEMS

T303.1 General. A shared housing dwelling shall comply with chapter nine of the New York city building code, except as set forth in sections T303.2 through T303.4 of this appendix.

T303.2 Sprinkler system. All shared housing dwellings shall be equipped throughout with an automatic sprinkler system in accordance with section 903 of the New York city building code.

T303.3 Fire alarm and detection systems. Group R-2 shared housing dwellings shall be equipped with fire alarm and detection systems in accordance with section 907.2.8 of the New York city building code, including all requirements contained in section 907.2.8.4 of the New York city building code. Section 907.2.9 of the New York city building code shall not be applicable to shared housing dwellings.

T303.4 Carbon monoxide detection. Group R-2 shared housing dwellings shall be provided with listed carbon monoxide alarm or detectors in accordance with item one of section 915.1.1 of the New York city building code.

T303.5 Interconnection of alarms and detection systems. All fire and carbon monoxide alarms and detection systems within the same shared housing suite shall be interconnected in such a manner that the activation of one alarm or detector will activate all of the alarms or detectors located within such suite.

SECTION BC T304
MEANS OF EGRESS

T304.1 General. A shared housing dwelling shall comply with chapter ten of the New York city building code, except as set forth in sections T304.2 through T304.10 of this appendix.

T304.2 Occupant load factor. Notwithstanding the occupant load factor for residential units and space in table 1004.1.3 of the New York city building code, the maximum floor allowances per occupant of a shared housing dwelling shall be computed at the rate of one occupant per unit of area in accordance with table T304.2 of this appendix.

TABLE T304.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT OF SHARED HOUSING DWELLING

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR {a}
Residential	_
Within shared housing rooming units	50 net
Within shared housing suites but outside all the shared housing rooming units	30 net
Outdoor accessory common area, including yards, courts, rooftops and terraces or similar	200 gross {b,c,d}
Indoor accessory common area shared by all residents of the shared housing dwelling (concentrated) {e}	15 net
Indoor accessory common area shared by all residents of the shared housing dwelling (unconcentrated) {e}	50 net

For SI: 1 square foot = 0.0929 m{2}, 1 foot = 304.8 mm.

a. Floor area in square feet per occupant.

b. For the purposes of occupant load calculation, permanent fixtures and amenities such as shrubs, decorative pools, non-walkable paving surfaces, etc. may be deducted from the total floor area.

c. A rooftop or terrace in Group R-2 occupancies that is provided for the incidental, recreational use by the residential tenants residing in the same residential building.

d. Where the maximum occupant load of the rooftop or terrace exceeds seventy-four persons based on occupant load calculations, a place of assembly certificate of operation is required pursuant to section

28-117.1 of the administrative code of the city of New York and item one of section 303.7 of the New York city building code.

e. To be used only when the occupant load for the function of the space is not listed elsewhere in table 1004.1.3 of the New York city building code.

T304.3 Number of exits. Each shared housing rooming unit shall be provided with exit access to a minimum of two independent exits. Such exits shall be located in accordance with section 1007 of the New York city building code.

T304.4 Exit access. Each habitable room shall be provided with access to each required means of egress without passing through any sleeping rooms, toilet rooms or bathrooms. Where such access to a required means of egress is provided through a room, such access to such room shall be through a clear opening at least thirty inches wide extending from floor to ceiling and such opening shall not be equipped with any door or door frame, or with any device by means of which the opening may be closed, concealed or obstructed.

T304.5 Intervening public hall. Notwithstanding section 1016.3 of the New York city building code, shared housing dwellings shall comply with the following requirements:

1. In all shared housing dwellings, the door of each shared housing rooming unit and each shared housing suite shall open into an intervening public hall constructed as a public corridor in accordance with section 1020 of the New York city building code. Opening protectives in accordance with exception three of section 707.6 of the New York city building code shall not be permitted.

2. In high-rise buildings subject to section 403 of the New York city building code, such intervening public hall shall provide access to at least two exits.

Exception: In buildings not subject to section 403 of the New York city building code, no intervening public hall shall be required where the doors opening to the shared housing rooming units are smoke and draft controlled doors complying with UL 1784 without artificial bottom seals, in accordance with sections 716.5 and 716.5.7.3 of the New York city building code.

T304.6 Exit access stairways. Exception three of section 1019.3 of the New York city building code shall not be applicable to shared housing dwellings. Unenclosed access stairways shall be permitted in accordance with section T302.2 of this appendix.

T304.7 Exit signs. The door of each shared housing suite shall be provided with an exit sign in accordance with section 1013 of the New York city building code.

T304.8 Exit stairway access to roof. Regardless of the height of the shared housing dwelling, at least one exit stairway shall extend to the roof surface through a stairway bulkhead complying with section 1011.12 of the New York city building code.

T304.9 Doors within a shared housing suite. The door entering a shared housing rooming unit and shared housing suite shall be provided in accordance with section 1010 as a Group R-2 dwelling unit.

Exception: A chain guard shall not be installed on the door entering a shared housing suite.

T304.10 Intercommunication system. In a building where the total number of shared housing rooming units and other dwelling units equals or exceeds eight, an intercommunication system shall be provided in accordance with section 1010.4.4 of the New York city building code.

SECTION BC T305
ACCESSIBILITY

T305.1 General. In addition to the other requirements of chapter eleven of the New York city building code, shared housing dwellings shall be provided with accessible features in accordance with sections T305.2 through T305.6 of this appendix.

T305.2 Design. Shared housing rooming units which are required to be Accessible units or Type B+NYC units shall comply with this code, sections T305.2 through T305.5 of this appendix and the applicable provisions of chapter 10 of ICC A117.1. Shared housing suites containing shared housing rooming units that are Type B+NYC units shall further comply with section 1004 (Type B Units) of ICC A117.1, including any modifications made by sections 1107.2.1 through 1107.2.8 of the New York city building code. Units required to be Type B+NYC units are permitted to be designed and constructed as accessible units.

T305.2.1 Accessible spaces. Common rooms and spaces available for use by residents and serving Accessible units or Type B+NYC units shall be accessible in accordance with section 1107.3 of the New York city building code.

T305.2.2 Accessible route. Accessible route serving accessible units or Type B+NYC units shall be provided in accordance with section 1107.4 of the New York city building code.

T305.3 Accessible units scope. The number of accessible shared housing rooming units shall be provided in accordance with section 1107.6.1.1 of the New York city building code. Only one shared housing rooming unit in each shared housing suite shall be permitted to count toward the number of required accessible units. Accessible units shall be distributed throughout the floors and locations on the floor of the shared housing dwelling.

Exception: Where the number of required accessible shared housing rooming units exceeds the number of shared housing suites combined, the remaining accessible shared housing rooming units shall be distributed throughout the floors and locations on the floor of the shared housing dwelling.

T305.4 Type B+NYC units scope. In buildings containing four or more dwelling units or sleeping units, shared housing rooming units included, shared housing rooming units not required to be an accessible unit shall be a Type B+NYC units unless the number of Type B+NYC units is permitted to be reduced in accordance with section T305.5 of this appendix.

T305.5 General exceptions for Type B+NYC units. Where specifically permitted by this section, the required number of Type B+NYC units is permitted to be reduced in accordance with sections T305.5.1 through T305.5.2 of this appendix.

T305.5.1 Buildings or structures without elevator service where Type B+NYC units are required. In buildings or structures where no elevator service is provided or required by other sections of this code, only the shared housing rooming units that are located on stories indicated in section T305.5.1.1 of this appendix are required to be Type B+NYC units.

T305.5.1.1 One story with Type B+NYC units required. At least one story containing shared housing rooming units shall be provided with an accessible entrance and accessible route from the exterior of the structure and all units intended to be used as a residence on that story shall be Type B+NYC units.

T305.5.1.2 Other stories with Type B+NYC units required. If other stories containing shared housing rooming units are served by a building entrance that is in proximity to arrival points as indicated in items

one and two, such building entrance shall be accessible and all shared housing rooming units served by that entrance on that story shall be Type B+NYC units.

1. Where the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within fifty feet of the planned entrance are ten percent or less, and

2. Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within fifty feet of the planned entrance are ten percent or less.

3. Where no such arrival points are within fifty feet of the entrance, the closest arrival point shall be used unless that arrival point serves the story required by section T305.1.1 of this appendix.

T305.5.2 Elevator service to the lowest story with Type B+NYC units. Where elevator service in the building is provided for the sole purpose of complying with the provisions of section T305.5.1.1 of this appendix to serve as an accessible route only to the lowest story containing shared housing rooming units intended to be used as a residence, only the units intended to be used as a residence on the lowest story served by the elevator are required to be Type B+NYC units.

T305.6 Existing buildings with existing elevators. Where elevators are provided in an existing building that is otherwise not required to provide elevators by this code, such existing elevators shall remain and shall comply with the following:

1. Existing passenger elevator complying with inside dimensions in accordance with section 407.4.1 (Inside Dimensions) of ICC A117.1 shall not be eliminated or reduced in size.

2. Where existing freight elevator is the only elevator of the building, such elevator shall be converted to a passenger elevator in accordance with section 407 (Elevators) of ICC A117.1. Such passenger elevator installed in the existing shaft shall be installed in accordance with section 3001.11 of the New York city building code.

Exception: Where existing non-residential building is converted to a shared housing dwelling, existing passenger or freight elevators completely within an individual non-residential tenant space, and such building was used by more than one non-residential tenant prior to such conversion.

SECTION BC T306
INTERIOR ENVIRONMENT

T306.1 General. Chapter twelve of the New York city building code shall apply to shared housing dwelling, except as provided by sections T306.1 through T306.4 of this appendix.

T306.2 Interior space dimensions. Sections 1208.3.2, 1208.3.2.1 and 1208.3.2.2 of the New York city building code shall not be applicable to shared housing dwellings. Shared housing rooming units shall comply with the minimum floor area requirement set forth in section 27-2079.1 of the New York city housing maintenance code.

T306.3 Toilet and bathroom requirements. Exception one of section 1210.2.2 of the New York city building code shall not be applicable to walls and partitions in the toilet and bathrooms in shared housing dwellings.

T306.4 Habitable space. A room or space in a shared housing dwelling that is not a public part of the building shall be deemed a habitable space.

Exception: Rooms or spaces excluded from the definition of habitable space in section 202 of the New York city building code.

SECTION BC T401
PLUMBING

T401.1 General. Shared housing dwellings shall comply with the New York city plumbing code as modified by sections T401.2 through T401.4 of this appendix.

T401.2 Fixtures, faucets, and fixture fittings. Shared housing dwellings shall provide materials, design, and installation of plumbing fixtures, faucets, and fixture fittings in accordance with chapter four of the New York city plumbing code as modified by sections T401.2.1 through T401.2.5 of this appendix.

T401.2.1 Minimum plumbing facilities. The minimum number of fixtures required for Group R-2 occupancy in table 403.1 of the New York city plumbing code shall not apply to shared housing dwellings. There shall be at least one water closet, lavatory, and bath or shower for each three shared housing rooming units therein, and for any remainder of less than three shared housing rooming units, at least one water closet, one lavatory, and one bath or shower shall be located on any floor containing a shared housing rooming unit.

T401.2.1.1 Access to shared sanitary facilities. There shall be access to each required water closet and bathroom without passing through any shared housing rooming units, except that any water closet, lavatory, or bathroom which connects directly with any shared housing rooming unit shall be deemed to be available only to the occupants of such rooming unit and shall not be included in the computations for the required number of plumbing facilities in accordance with section T401.2.1 of this appendix.

T401.2.1.2 Location of plumbing facilities. At least fifty percent of the water closets, lavatories, and bathtub or showers required by section T401.2.1 of this appendix shall be located in the shared housing suite containing shared housing rooming units. The remaining plumbing facilities may be located no more than one story above or below, and the path of travel from the shared housing rooming units to such facilities shall not exceed the distance of three hundred feet. Where a shared housing suite is on more than one floor, occupants of shared housing rooming units within such suite shall have access to plumbing facilities on the same floor as such units.

T401.2.2 Minimum plumbing facilities in common spaces. In addition to the plumbing facilities required in accordance with section T401.2.1 of this appendix, common spaces constructed in accordance with section T301.2 of this appendix shall be provided with plumbing fixtures in accordance with table 403.1 of the New York city plumbing code for assembly occupancies. Such plumbing facilities shall directly open to such common spaces.

T401.2.3 Laundry facilities. When the number of occupants of a multiple dwelling containing shared housing rooming units is eleven or more, at least one automatic clothes washer and dryer for the exclusive use for the residential occupants of the multiple dwelling, shall be provided for every twenty shared housing rooming units, and fractional numbers shall be rounded up to the next whole number.

T401.2.4 Floor drain. Where the total number of plumbing facilities in the bathroom or toilet room exceeds six, at least one floor drain shall be provided in accordance with section 412 of the New York city plumbing code.

T401.2.5 Separate facilities. Exception one of section 403.2 of the New York city plumbing code shall not be applicable to shared housing

dwellings. Separate facilities shall be provided for each sex in a shared housing dwelling.

Exception: Single-occupant toilet room or bathroom constructed in accordance with section 403.2.2 of the New York city plumbing code.

T401.3 Food waste disposal units. Notwithstanding section 413.1 of the New York city plumbing code, food waste disposers shall not be permitted within shared housing dwellings.

T401.4 Emergency drinking water access. A shared housing dwelling shall provide fixtures in accordance with section 614 of the New York city plumbing code for emergency drinking water access.

§ 4. Section 202 of the fire code of the administrative code of the city of New York is amended by adding three new definitions to read as follows:

DWELLING, SHARED HOUSING. A shared housing dwelling, as defined in appendix T of the New York city building code.

ROOMING UNIT, SHARED HOUSING. A shared housing rooming unit, as defined in paragraph fifteen-a of subdivision a of section 27-2004 of the administrative code of the city of New York.

SHARED HOUSING SUITE. A shared housing suite, as defined in paragraph fourteen-a of subdivision a of section 27-2004 of the administrative code of the city of New York.

§ 5. Section 406.2.4 of the fire code of the administrative code of the city of New York, as amended by local law number 47 of the city of New York for the year 2022, is amended to read as follows:

406.2.4 Fire and emergency preparedness plan (Level 2) and fire and emergency preparedness staff. [~~A~~] Except as otherwise provided in FC406.2.5, a fire and emergency preparedness plan in accordance with FC401.5 shall be prepared for Group R-2 high-rise megastructure buildings and occupancies, in addition to compliance with the requirements of FC401.6. There shall be present during regular business hours one or more members of the FEP staff required pursuant to FC401.5.5 who hold a certificate of fitness for emergency announcements and other fire safety duties.

§ 6. Section FC406 of the fire code of the administrative code of the city of New York is amended by adding a new section 406.2.5 to read as follows:

406.2.5 Comprehensive fire safety/emergency action plan (Level 1) and fire and emergency preparedness staff. A comprehensive fire safety/emergency preparedness plan in accordance with FC401.4 shall be prepared for Group R-2 shared housing dwellings in high-rise buildings and occupancies with a fire alarm system that is programmed for staged evacuation.

§ 7. Section 505.3 of the fire code of the administrative code of the city of New York, as amended by local law number 47 of the city of New York for the year 2022, is amended to read as follows:

505.3 Identification of apartment and guest rooms. The location of, and entrance to, each dwelling unit (guest room or sleeping room) in a Group R-1 building or occupancy, and each dwelling unit, shared housing rooming unit, and shared housing suite in a Group R-2 building or occupancy, shall be identified in accordance with this section and the rules to assist emergency response personnel responding to fires, medical emergencies and other emergencies at the premises.

§ 8. Section 505.3.1 of the fire code of the administrative code of the city of New York, as amended by local law number 47 of the city of New York for the year 2022, is amended to read as follows:

505.3.1 Apartment and guest room numbers. Each dwelling unit**, shared housing rooming unit, and shared housing suite** shall be identified on the public corridor side of the door by a room number and/or letter marking or sign conspicuously and durably printed or posted on or adjacent to at least one entrance door.

§ 9. Section 505.3.2 of the fire code of the administrative code of the city of New York, as amended by local law number 47 of the city of New York for the year 2022, is amended to read as follows:

505.3.2 Public entry and corridor signage. In a Group R-1 or R-2 building or occupancy with more than eight dwelling units on a floor, a sign shall be conspicuously posted in the elevator lobby or other public entry on each floor, and in the public corridor opposite each stairwell entrance, identifying by directional arrows and dwelling unit numbers and/or letters, the direction to each dwelling unit. Such signage need not be provided in the public entry or opposite any stairwell entrance in any building or on any floor where the entrances to dwelling units are located in a single direction from such entry or stairwell entrance. **Notwithstanding the provisions of this section, the department may establish by rule standards, procedures, and requirements for signage in Group R-2 shared housing dwellings.**

§ 10. Section 505.4.2 of the fire code of the administrative code of the city of New York, as amended by local law number 47 of the city of New York for the year 2022, is amended to read as follows:

505.4.2 Apartment and sleeping rooms. Except as otherwise provided in FC505.4.1 **and this section**, and except in buildings protected throughout by a sprinkler system, in a Group R-1 or R-2 building or occupancy with more than eight dwelling units on a floor, each dwelling unit shall be identified on the door jamb on the public corridor side of the door by an approved fire emergency marking, not more than 12 inches (305 mm) from the bottom of the door, indicating the dwelling unit number and/or letter. **Notwithstanding the provisions of this section, the department may establish by rule standards, procedures, and requirements for fire emergency markings in Group R-2 shared housing dwellings.**

§ 11. The provisions of this act shall not be construed to prohibit the lawful construction or use of rooming units in class A multiple dwellings pursuant to section 27-2077 of the administrative code of the city of New York or any other law.

§ 12. This act shall take effect immediately.